



9/8/16

16-2025

MASTER PLAN APPLICATION

APPLICATION FOR AMENDMENT TO

PLAN FOR THE 21ST CENTURY: NEW ORLEANS 2030 (THE MASTER PLAN)

Complete Application Required: Use this form for all requests to amend Plan for the 21st Century: New Orleans 2030 (the Master Plan). The City will not process an application that does not have all the required items. To accept your application, each of the items listed under Required Components must be submitted at the same time.

Early Consultation: Prior to submitting an application, the applicant is required to set up a pre-application conference meeting with a City Planner to discuss the proposal. City Planning staff will provide the applicant with assistance and information on the application feasibility, decision criteria, review time, and whether a Neighborhood Participation Program (NPP) meeting is required.

Application Acceptance: All applicants are required to bring in one copy of the application package for informal review by a staff planner, prior to the formal application to ensure that the application is complete. Applications will be accepted at the City Planning Commission between 8:00 AM and 5:00 PM Monday through Thursday and between 8:00 AM and 3:30 PM Friday. No appointment is necessary for the formal application submittal; however, an appointment with a City Planner is necessary for the early consultation. Mailed, faxed or e-mailed applications will not be accepted.

Purpose: The Master Plan is a long-term vision for the future of New Orleans. It contains policy recommendations across a spectrum of topics, but with a particular focus on the built environment. Amendments reflecting updated information, changing trends, best practices, or community goals are generally either text changes or revisions to the Future Land Use Map (FLUM). Text amendments affect the policies of the comprehensive plan on a City-wide level. Map amendments influence the potential uses and development of specific properties. A FLUM amendment may affect a site's zoning designation when zoning is revised comprehensively or when a zoning change application is submitted. Text and map amendments must be consistent with the overall policy intent of the Master Plan. Justification for the change(s) within the context of the Master Plan is the responsibility of the applicant.

When to Apply and Process: In 2016, the amendment application period will begin on April 25th and close on July 29th. Once the amendment application packet is submitted for review, the City Planning Commission will arrange a public meeting and publish a notice in a local newspaper of general circulation at least fifteen days in advance of the meeting. In addition to the public meetings, the City Planning Commission will hold a public hearing(s) to approve, approve with modifications, or disapprove the proposed amendments. A staff report and recommendations will be available to aid the discussion. The Planning Commission's recommendation will be forwarded to the City Council for final disposition.

REQUIRED COMPONENTS

Amendment to Text of Master Plan

- Completed application form
- Reasons for change may address the following criteria:
 - Public benefits from the proposed change
 - Health, safety & welfare
 - Evaluation of current public policy
 - Other factors
- FEE: \$1,500 (Only applies to Descriptions of Future Land Use Categories of Ch.14,Sec.C)

Accepted forms of payment include check, cashier's check, money order, Visa, MasterCard, & Discover.

Amendment to Future Land Use Map

- Completed application form (must be the property owner)
- Neighborhood Participation Program Report (see NPP Resource Guide)
- Reasons for change may address the following criteria:
 - Change in land use trends
 - Impacts on neighboring property
 - Evaluation of existing zoning classification & the current future land use classification
 - Public benefits from the proposed change
 - Health, safety & welfare
 - Other factors
- Photographs of subject site
- FEE based on table below

Lots 0-4,999 sq ft	\$1,000	Lots 25,000-74,999 sq ft	\$3,000
Lots 5,000-24,999 sq ft	\$2,000	Lots 75,000 sq ft or more	\$4,000

TO BE COMPLETED BY CPC STAFF

Intake Planner

STK

Date Received

9/8/16

Amount Received

\$2,000

Planning District

7



MASTER PLAN APPLICATION

REQUEST FOR CHANGE IN TEXT OF MASTER PLAN REQUESTS OPEN TO ALL RESIDENTS

For text amendment changes, including changes to graphics, tables, or maps, the applicant must provide the chapter as well as the page number of the amendment that the applicant wishes to change. Proposed additions to the text should be underlined; proposed deletions from the text should be indicated by strikethrough. If the change is for a graphic, table, or map other than the Future Land Use Map(s), indicate the volume, chapter, and page number along with the title of the graphic, table, or map.

Volume _____ Chapter(s) _____ Page No(s) _____ Title(s) _____

Attach a copy of current graphic, table, or map, if applicable.

Specific proposed change to text (if necessary, applicant may submit additional sheets):

REQUEST FOR CHANGE TO FUTURE LAND USE MAP

MAY BE REQUESTED BY OWNER OF PROPERTY(S)

For a change to a Future Land Use Map, there must be a clear description and map of the boundaries. The request should indicate the present Future Land Use Map designation and the designation that is being requested for the area. If more than one category is being requested, precise boundaries of each requested land use designation must be described and indicated on maps. A statement describing the reasons for the requested change must be included in the application.

Boundaries of Area (A separate application is needed for each non-contiguous property) FRANKLIN
AVE. (EAST), DECATUR ST. (SOUTH), SPAIN ST. (WEST)
CHARTRES ST. (NORTH): SEE LEGAL DESCRIPTION FOR FURTHER
CLARIFICATION

Municipal Address(es) 514 FRANKLIN AVE., 500 FRANKLIN AVE.,
2519 DECATUR

Square Number(s) 14 Lot Number(s) 7, 4, 5-6

Tax Bill Number(s) 38 W 100 603

Square footage of area 24,750 sq. ft.

Future Land Use Map Designation (current status) R-HC

Proposed Future Land Use Map Designation MU-HC



City Planning
Commission



Date	_____
Tracking Number	_____

MASTER PLAN APPLICATION

APPLICANT INFORMATION FOR AMENDMENTS TO THE MASTER PLAN

APPLICANTS FOR AMENDMENTS TO FUTURE LAND USE MAPS (FLUM) MUST BE THE OWNER OF THE SUBJECT PROPERTY

Applicant Type: organization public official/agency individual citizen property owner other

Applicant Name (and org. name if applicable) NATHAN PARKER, ^{MANAGER} PRIMMOZ ABS, LLC

Address 514 - FRANKLIN AVE.

City NEW ORLEANS State LA. Zip 70117

Phone (504) 915-0885 Email address nathan@absnola.com

AUT. CONTACT: jtreffinger@gmail.com

Applicant Type: organization public official/agency individual citizen property owner other

Applicant Name (and org. name if applicable) _____

Address _____

City _____ State _____ Zip _____

Phone _____ Email address _____

Applicant Type: organization public official/agency individual citizen property owner other

Applicant Name (and org. name if applicable) _____

Address _____

City _____ State _____ Zip _____

Phone _____ Email address _____

Applicant Type: organization public official/agency individual citizen property owner other

Applicant Name (and org. name if applicable) _____

Address _____

City _____ State _____ Zip _____

Phone _____ Email address _____

Applicant Type: organization public official/agency individual citizen property owner other

Applicant Name (and org. name if applicable) _____

Address _____

City _____ State _____ Zip _____

Phone _____ Email address _____



Date _____
Tracking Number _____

MASTER PLAN APPLICATION

ACKNOWLEDGMENTS

If ownership is joint, each owner must be listed. If multiple squares, then applicants must own not less than 50% of the land for which the amendment is requested. If ownership is a partnership, the Partnership Agreement must be included. If ownership is a corporation, Articles of Incorporation and a Board Resolution authorizing an individual or agent to sign on its behalf. If ownership is an LLC, Articles of Organization and legal documentation authorizing an individual or agent to sign on its behalf must be included. If necessary, applicant may be required to submit proof of ownership documents, such as copies of a recorded act of sale, act of exchange, act of donation, or other documents.

I (we) hereby affirm that ownership and property information presented on this application is current and accurate and I (we) acknowledge that inaccurate or incomplete ownership, improper authorization, or property identification will make this application and resulting actions null and void. I (we) the undersigned owner or authorized agent of the area of land described above, hereby submit for your approval the above-stated request.

Applicant Signature <u>Nath A Al</u>	Date <u>8/30/16</u>
Applicant Signature <u>Phong St</u>	Date <u>8/30/16</u>

(Notarization is only required for application subject to a fee.)

STATE OF LOUISIANA, PARISH OF ORLEANS

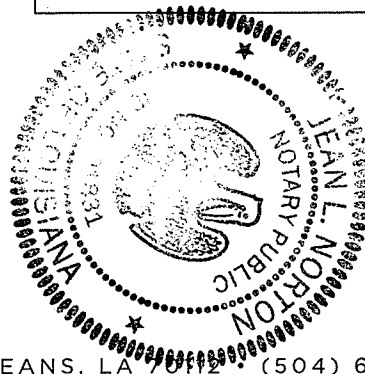
Before me, the undersigned authority, personally appeared the person(s) whose signatures are affixed above, all of the full age of majority, who declared under oath to me, Notary, that they are the owners or authorized agents of the property described above, and that their signatures were executed freely and voluntarily and that they are duly qualified to sign.

Sworn and subscribed before me this 30th day of August 20 16.

My Commission Expires _____

[Signature]

Jean L. Norton
 Attorney/Notary Public
 Notary ID # 01831
 Commission expires with life



New Orleans Cake
Cafe & Bakery



The ALL NEW
Feelings Marigny Cafe...



hao&noodl



New Orleans
Paddlewheels



Debarre



514 Franklin Ave

Debarre St

Doerr Furniture
Inc (Warehouse)



PJS Co
New Or

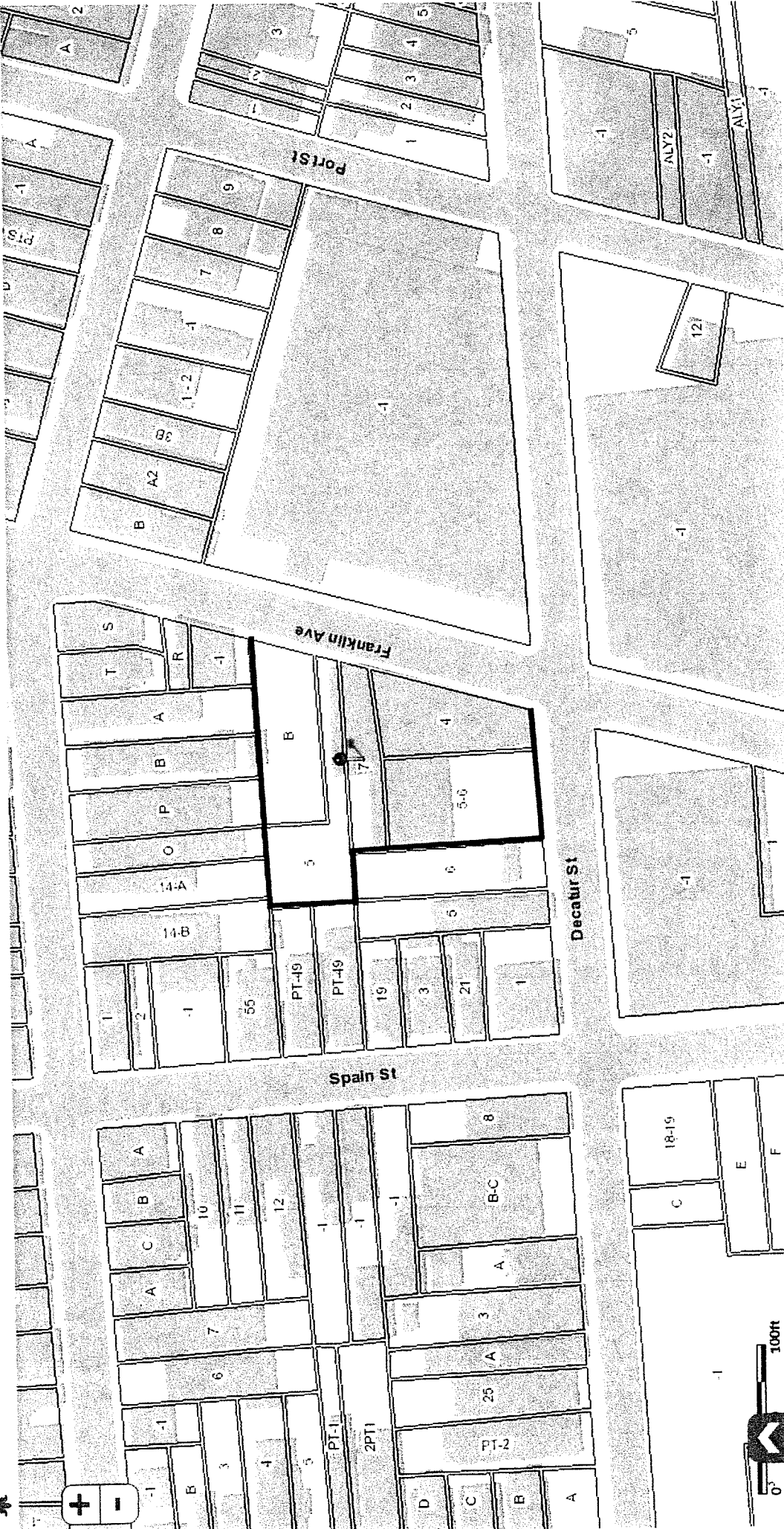


Google



CITY OF NEW ORLEANS PROPERTY VIEWER

- SEARCH
- MEASURE
- LAYERS
- BASEMAP
- PRINT
- HELP





**Jet Design Build
New Orleans, La
Tel 504-237-0812**

514 Franklin

**Renovations to
514 Franklin
New Orleans, La**

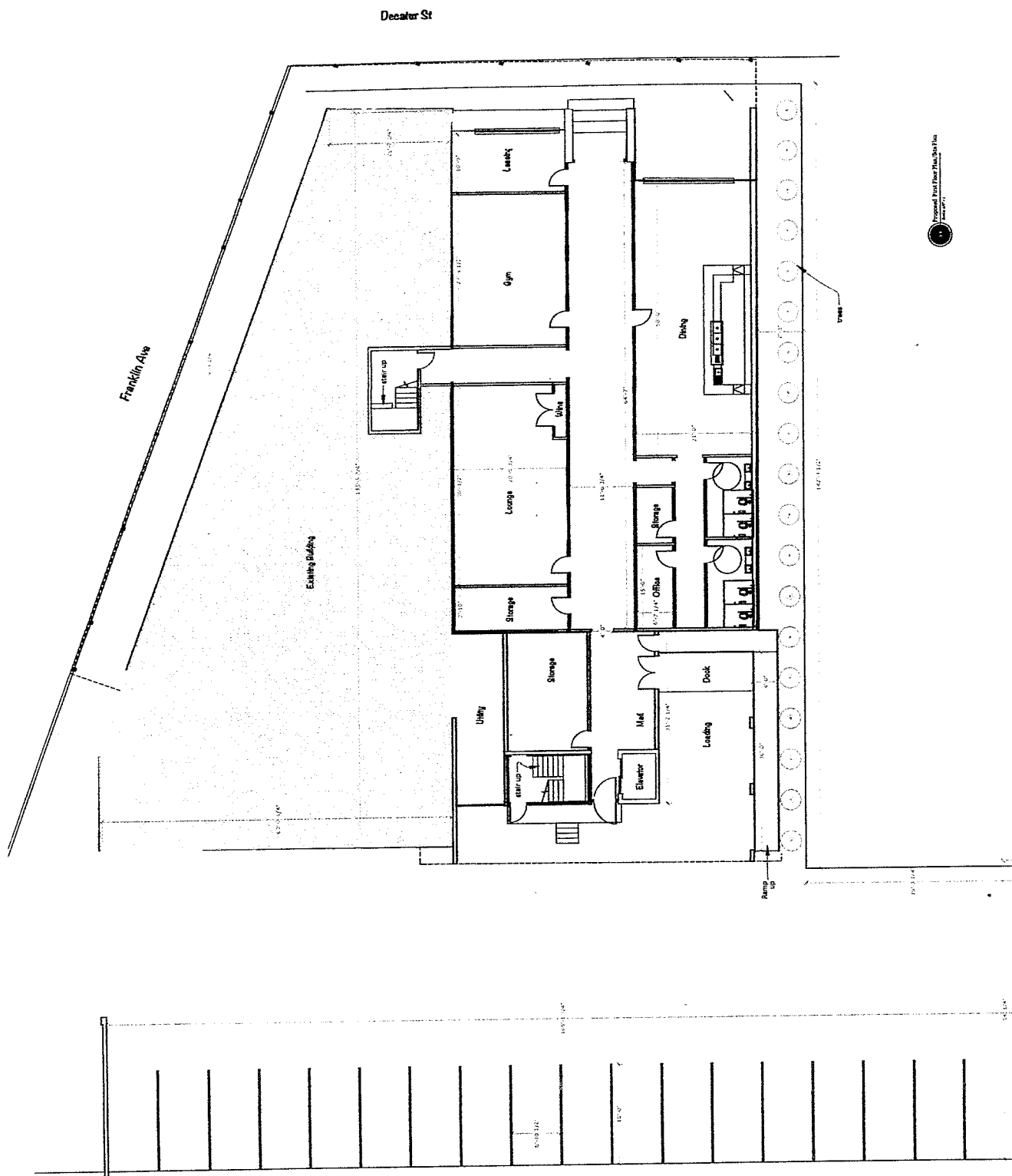
For Owners

Proposed First Floor / Site Plan

ISSUE
02.23.16

RE-ISSUE
08.30.16

31





Jet Design Build
New Orleans, La
Tel: 804-237-0812

514
Franklin

Renovations to
514 Franklin
New Orleans, La

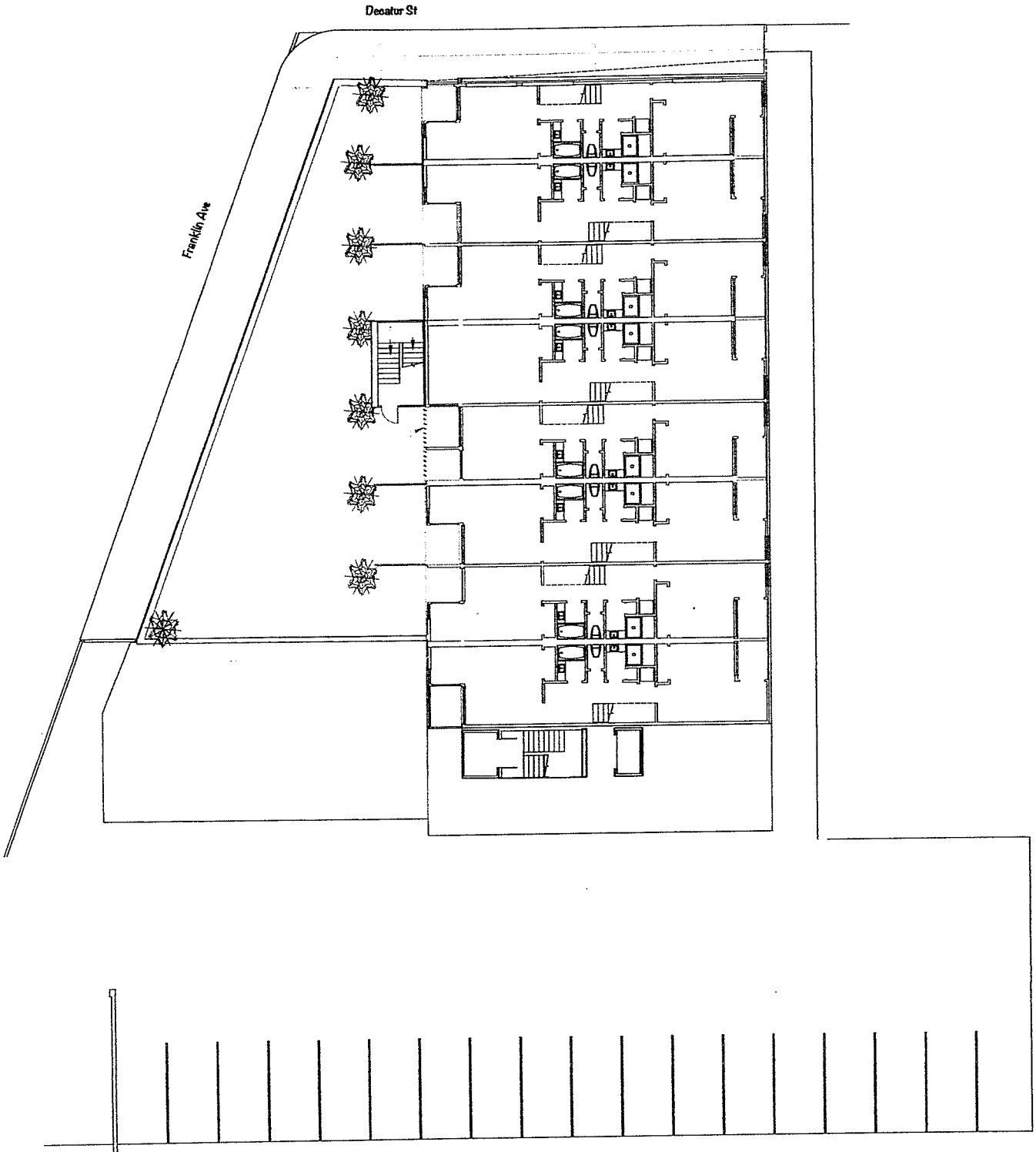
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Owners

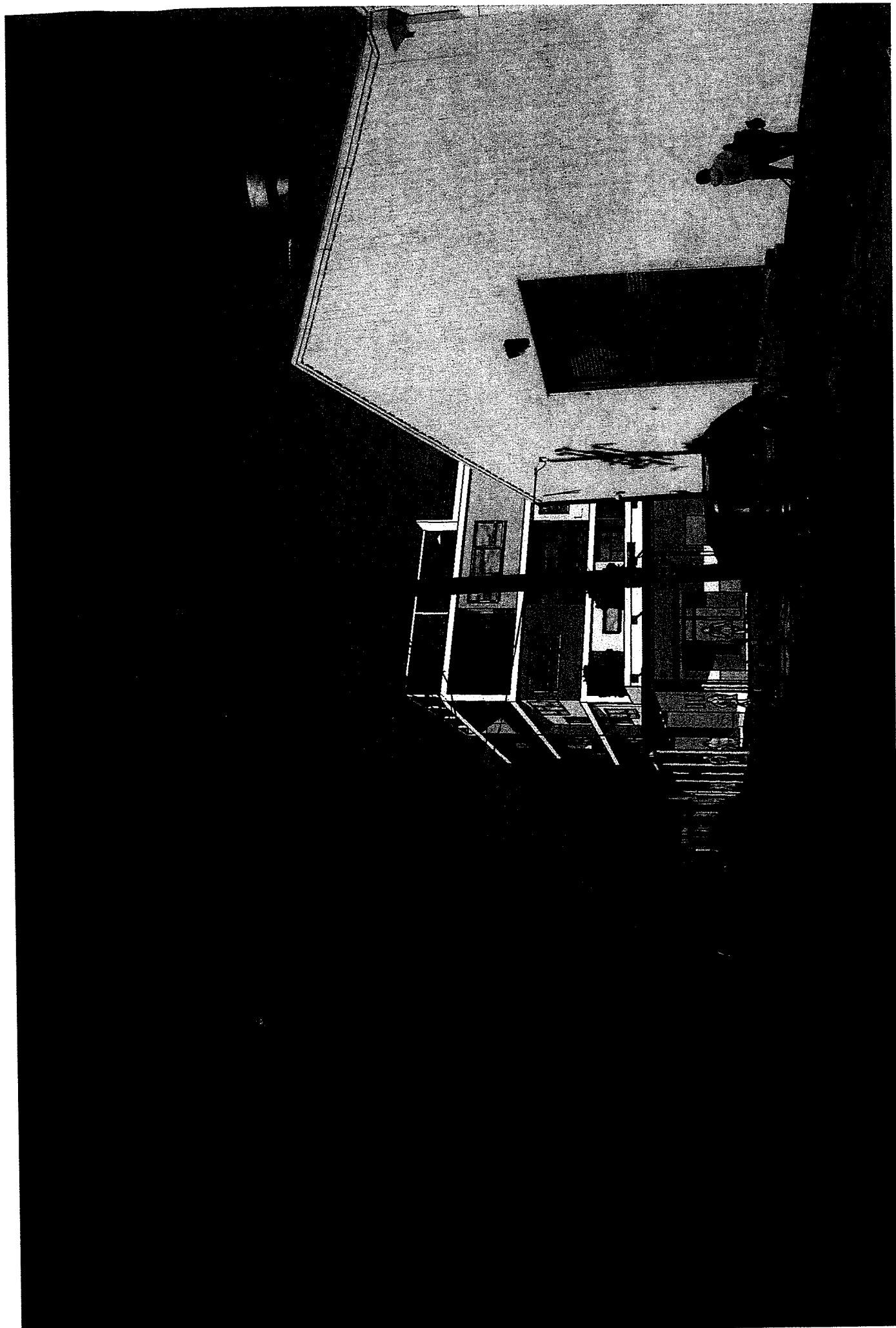
1/8" = 1'

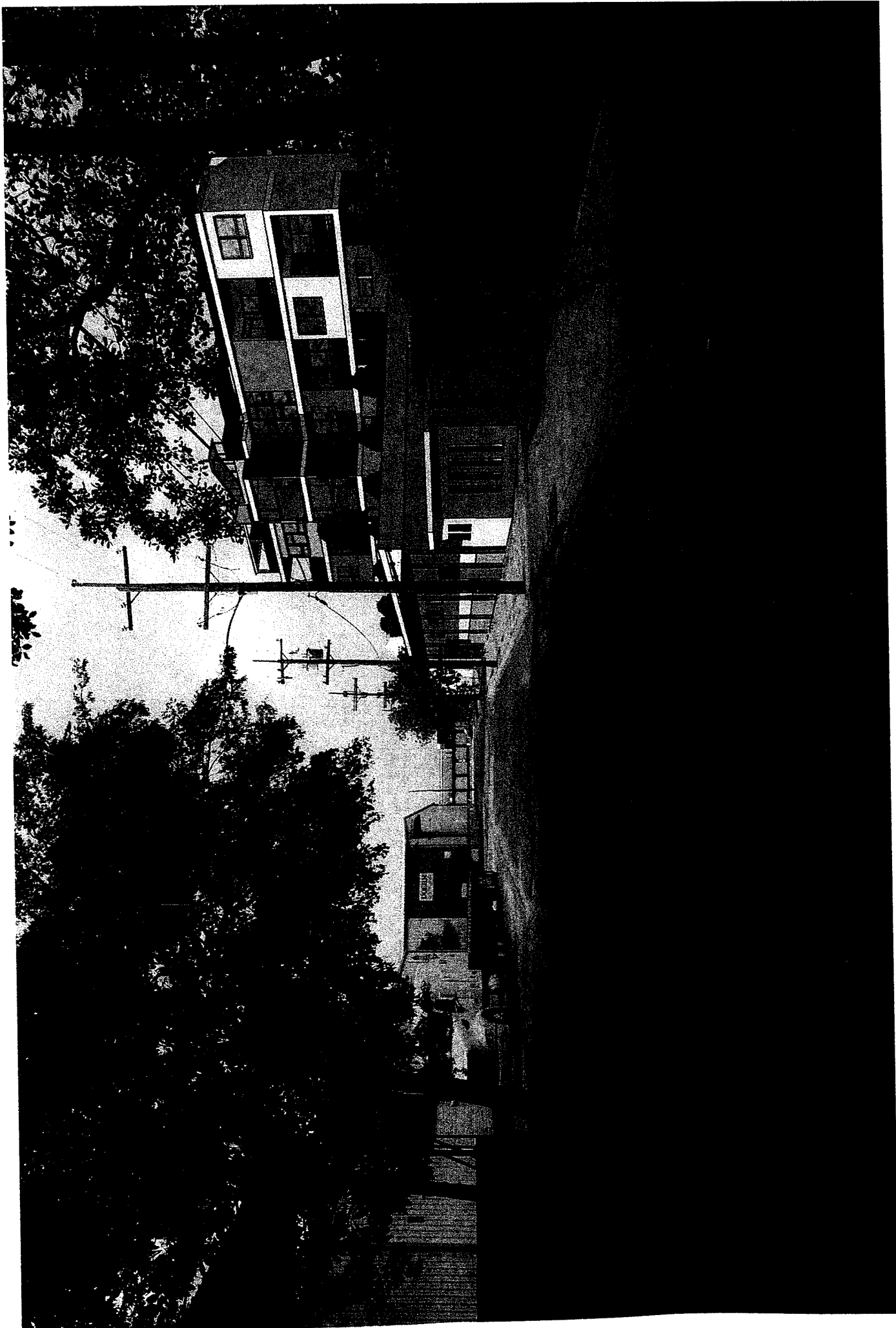
Proposed Second
Floor Plan

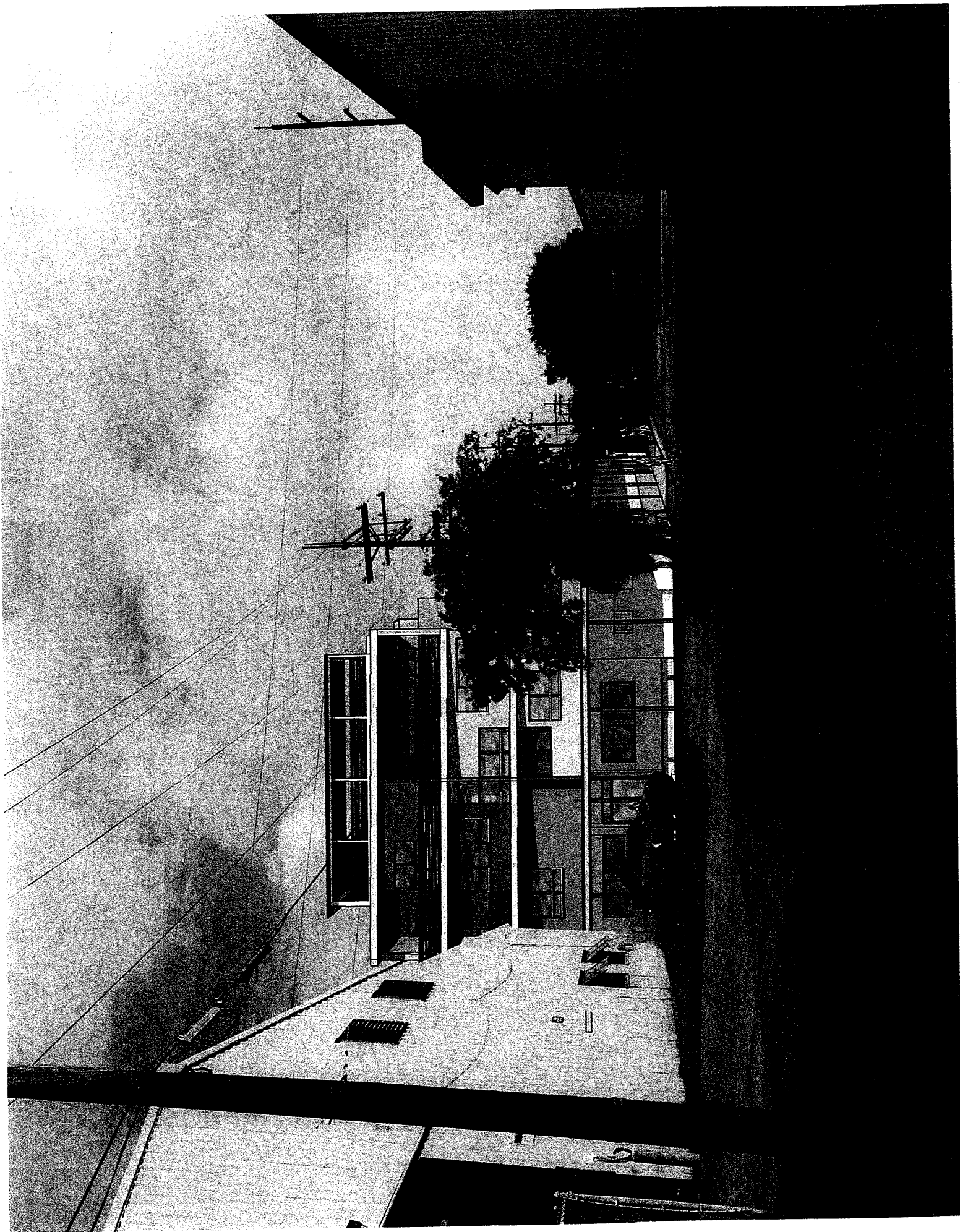
ISSUE
02.23.16
RE-ISSUE
05.24.16

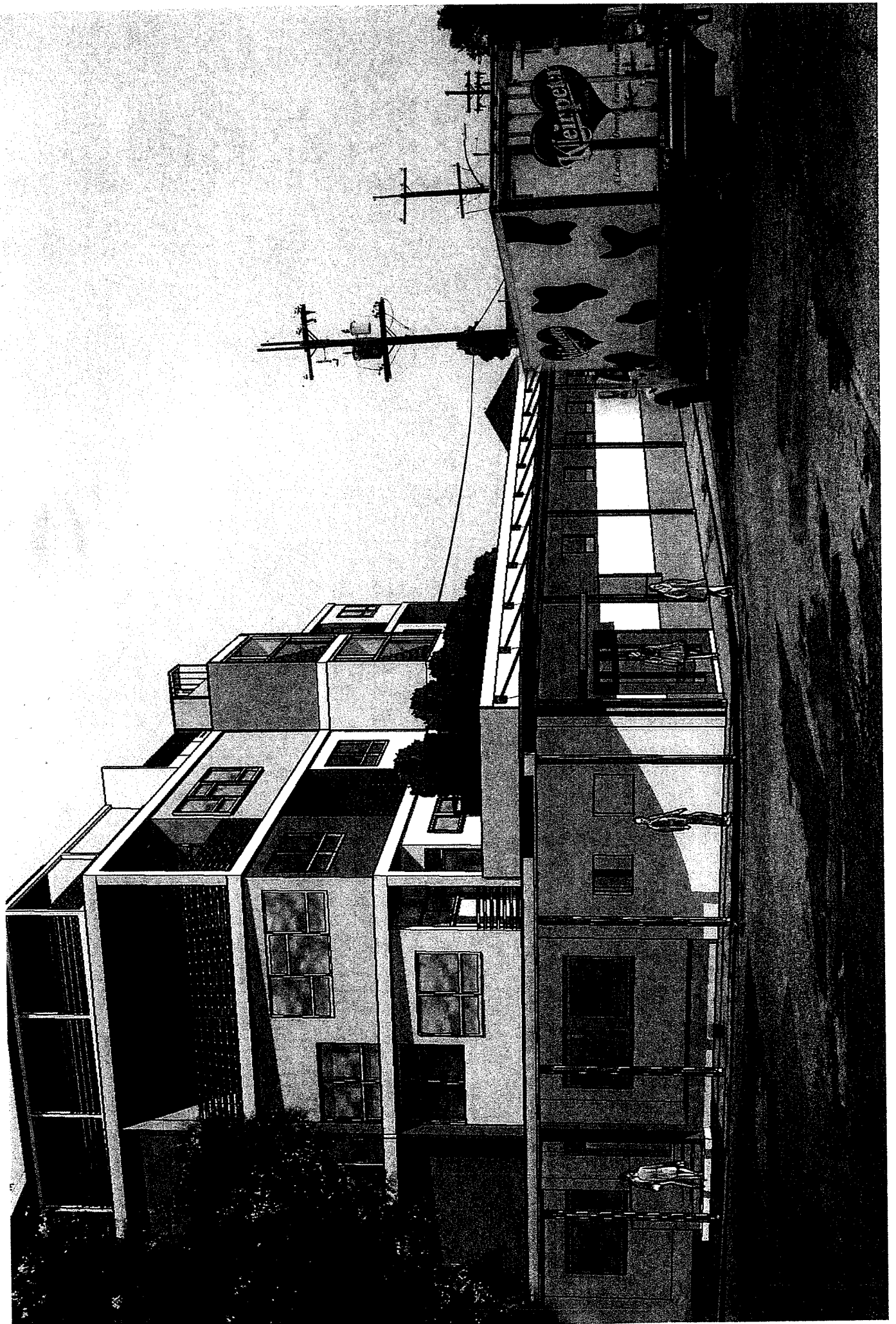
A-2











ABS Services LLC

23 August 2016

Dear Neighbor:

We have an excellent plan to develop our property at 514 Franklin Avenue: converting it from industrial and warehouse space supporting our business to a more neighborhood appropriate mixed use development. We plan on retaining our small office on the first floor and then add ten residential units and a coffee shop. All our warehousing and industrial operations will be moved out of the Marigny to Metairie.

Our company, Associated Building Services, has owned the property and operated our business from there for over six years.

It has been brought to our attention that we have to correct an anomalous contradiction between the zoning and the land use designations as specified in the existing master plan. It is our intention to file an application for an Amendment to the Future Land Use Map in order to align the land use with our plans and with the particular conditions of our site.

This conversion with our neighbors will be an important step in turning the existing warehouse occupancies toward residential, to the benefit of all our neighbors. You are cordially invited to attend our Neighborhood Participation Program meeting on the 31st of August. The meeting will be held in our conference room at the office address, 514 Franklin Avenue, New Orleans 70117, starting at 12.00 noon. We look forward to seeing you there.

Sincerely,
ABS Services

Troy

Troy Strahan

514 Franklin Avenue • New Orleans 70117

September 7, 2016

Meeting Notes:

Faubourg Marigny Improvement Association (FMIA)

Board Meeting

At the end of the NPP meeting held on the 31st of August, Ms. Suarez invited us to appear at their monthly board meeting and make the same presentation. We agreed and had a 20-minute interaction with the board. At the end of that meeting, it was decided that the FMIA Board may draft a letter of support for the FLUM amendment that we are requesting but that further discussions with their larger membership base would be required first.

Meeting Summation:

- Mr. Treffinger was asked to and briefly explained his background as a builder, designer and educator
- FMIA wished to understand the reasoning behind the change of land use and it was clarified that we were doing so in order to bring the site's land use and zoning (either existing or proposed) into agreement with one another
- FMIA wanted to know the square footage of the apartments and it was confirmed that there were 10 total units on site. It was also clarified that while 18 spaces are shown on the site plan, a few will be lost to the City of New Orleans landscaping requirements for parking lots
- FMIA wanted assurances that the multiple lots currently comprising the site would be re-subdivided into a single lot of record; that was agreed. It was also stipulated that there would be no further development of the parking lot area as part of a future project; that was agreed by Nathan Parker
- FMIA asked for a description of the type of commercial occupancy that might be expected on the ground floor; certain scenarios identical to those presented at the NPP meeting were presented
- There was brief and general descriptions by Mr. Treffinger of design strategies and precautions that were taken in the projects siting and massing to protect neighbors interests
- FMIA had specific comments regarding the size of fenestration and the possible addition of shading devices that might extend from the building
- FMIA generally agreed that the massing and siting of the building was sensitive to the neighborhood and there was a degree of encouragement for the design. It was agreed that the building would evolve and there would be subsequent meetings when the zoning change and height waiver requests were before CPC
- FMIA Board agreed that our project should be presented at a general membership meeting but that this was not yet the time

NAME	ADDRESS	EMAIL	PHONE
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Adia Bellew	528 Spain St	adiabellew@outlook.com	
Phillip Lege	2438 Royal	PLLEOLA@yahoo.com	
David M. Smith	624 Spain	DMSUDLA@yahoo.com	504 329 6398
Tim Curry	528 Franklin		
Melvin Alley	528 Franklin	aueregalus@aol.com	
Himi Dykes	2480 Dauphine		
C. TERASOVA	— u —		
RAY S. KERN	2716 ROYAL ST	ray@kern@yahoo.com	
Deborah Oppenheim	600 St Roch	deboraholp@gmail.com	
Jeanne Marquez	2608 Chartres	jeanne.marquez@gmail.com	
Daphne & Eli Rose	511 Spain St	Daphnemalitano@gmail.com	
Ronda Norels	515 Spain	lawofficeofENorris@gmail.com	
LISA NAREZ	2401 BURBUNDY	president@falbanyinstitute.org	
STEPHANIE DREHER	525 SPAIN	ssdreher@nola.gov	
TERRELL FORD	2518 CHARLES	TERRELL.FORD@NOLA.GOV	

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Phillip Lege	2438 Royal	PLLEWOLA@yahoo.com	
David M. Smith	424 Spain	DMSNO24@yahoo.com	504 329 6398
Tim Curry	528 Franklin		
Mikundaleq	528 Franklin	aubegall@sonol.com	
Himi Dykes	2480 Daphne		
C. TERANOVA	_____		
RAY S. KERN	2716 ROYAL ST.	rayakern@yahoo.com	
Deborah Oppenheim	600 St Roch	deborahol4@gmail.com	
Jeanne Marquez	2608 Chartres	jeanne.marquez@gmail	
Daphne & Eli Rose	511 Spain St	DaphneMalfitano@gmail.com	
Ronda Noels	515 Spain	lawofficeofRNorris@gmail.com	
LISA MARIE	2401 Burklandy		
STEPHANIE DREHER	525 SPAIN	President@fabdartsinfo.org	
JEFFREY ENGEL	2518 CHARLES	ssdreher@nola.gov	504-234-8445
		JPRIE@cox.net	

NPP Meeting Transcription

Primmoz ABS LLC

514 Franklin Ave.

Wednesday, August 31, 2016

JT: Jeffrey Treffinger, Project Designer

NP: Nathan Parker, Co-Owner ABS

TS: Troy Strahan, Co-Owner ABS

N: general neighbor comment

Specific neighbors are named in transcript wherever possible

NP:

I grew up in this neighborhood, I love this neighborhood...like my daddy said, I was born on Desire out of Desire. I was born in St. Claude general. This neighborhood means a lot to me and the dream is to live here. What we plan to is build something that we're going to live in; this is a legacy I leave to my daughter, my grandkids. We have talked about this for a while and I know it's a tough thing to get done in this neighborhood; I understand that everyone loves the way things are. But we plan on bringing something pleasing to the neighborhood, something locals will come live in. We're not out of town investors; we're not going to go away...we are here to stay.

TS:

We've been approached just like everyone else, like every single person around here. Doerr Furniture has been approached as well. We have been offered some good money, which years ago, we would have taken it. But we've established ourselves and put ourselves in a pretty good position to where we're not in need of that right now. And we like being here, and Nathan loves it. We bought this building because Nathan loved this neighborhood. I've been with him for I while. Nathan gave me an opportunity as a young kid; I'm uneducated, didn't make it past 6th grade. I have been able to do some things, he's the reason.

JT:

These guys are actually nicer than they sound. My name is Jeff Treffinger; I have been renovating buildings in these neighborhoods for 25 years. I am sensitive to this area and this block; I built Jerry Edgar's balcony on the corner of Spain and Decatur. Jerry stayed with me as a client after Katrina.

I have arranged these packages in such a way because I want you to look at the images so that you can understand our thought process. This meeting is specifically about asking for a change to the Future Land Use Map. Right now, the future land use for this site is residential; it is inconsistent with the existing HMC-1 zoning. Future land use is HM-R. We believe that this site has more to do with the warehouses across the street; it is an existing mixed use office and warehouse facility. On the 9th of September, we will file an application for an Amendment to the

master plan to request that this site be included in the future MU-HC district; a continuation of the future land use designation for the warehouse sites surrounding this property. We believe this will put the zoning and the land use into alignment. We have begun to think about the building: apartments, retail ground floor (partial) and they wish to live on the top. As a designer (and someone who knew this meeting would happen), I wanted to see how the massing of this building could be sensitive to what was around it. If you go to the third sheet, you will see the first floor/site plan.

You will see that we maintain 18 parking spaces, this pulls the building away from the rear yards of the neighbors on Chartes Street; it should be understood that in the existing HMC-1 zoning district, parking is not required. The second floor plan demonstrates that the area above this office we are sitting in becomes an open green space deck (the office remains). So, the apartments are pulled away from Franklin Avenue (and away from anyone's back yard). A third thing we did was to maintain a 6 foot green space on Jerry Edgar's side to give his yard respect.

The building is being designed; it is not finished; we met with the HDLC and have had encouraging feedback and comments. Another idea in the massing is to not have a shear, monolithic walls; rather, to employ the vernacular of New Orleans: balconies are recessed, parts of the structure protrude to provide solar screens, and very importantly, to create a wrap around gallery at Franklin and Decatur. This bookends Jerry Edgar's place on the opposing corner.

Forty-foot warehouses surround the site and the top of our building is yet to be determined. The finish height will be affected by things like the base flood elevation and our floor section requirements. If we were given the map change and then the zoning change to HM-MU we would have a 55-foot allowance. That said, our current working maximum height of the building (to the top of roof stair bulkheads) is 58 or so feet, the roof deck is about 48-50' currently. Again, none of this is finally set and there are more discussions ahead.

N:

So do you anticipate the need for a height waiver?

JT:

If we were to keep the zoning HMC-1 we would be requesting a height waiver; if we change the zoning, we are very close. The sites of the warehouses across the street can be redeveloped to 55' right now; they can build property line to property line (once they have satisfied open area ratio requirements). By the way, our designs have been reviewed by Zoning and CPC and we satisfy all of the design requirements for the existing HMC-1 zoning district.

TS:

The way the building is structured is that the only part of the building to exceed 55' would be the stairwell itself in order to keep you dry.

Lisa Suarez:

Most of us understand this as we have seen many proposals for tall buildings and understand how these rooftops work.

JT:

If you look at the view down Franklin Ave. one of the things we tried to do, by setting it back, was to not have it loom over Franklin Ave. To keep the view-scape similar to what it now is; that's what the green deck does.

Lisa Suarez:

I think it looks cool, I know it's not finalized. We have encouraged architects to work in a more modern vernacular on certain projects; not sticking with the Disneyfied reproduction architecture. A lot of us understand that...not that everybody is happy about it.

JT:

I work in both arenas and have just completed a single family dwelling uptown that is painstakingly historic. The difference is once you look at a building of this size those details you can afford may not translate into anything significant. I believe the New Orleans vernacular can be expressed in the massing of the building; the way it pushes and pulls.

Lisa Suarez:

We have examples of the International Style right down the block with the coffee warehouse; at the other end of this light industrial area. I think its great that you are making a presentation like this and I encourage you to make one in front of the FMIA neighborhood as an opportunity for those who couldn't be here today.

JT:

I understand the precipice this projects represents; knowing the politics and ins and outs of this community and my intention has always been: how can I present something where you look at me and say, he really thought about the neighborhood. To me, that's the best scenario.

Lisa Suarez:

Since you are retaining this building, will you be asking for restoration tax credit abatements?

JT:

I don't think we could.

Lisa Suarez:

Great!

JT:

This building does not qualify as a contributory Faubourg Marigny Historic District

Lisa Suarez:

I think if we know project would be paying property taxes right off the top, it would be a lot more positive.

Adin Bellew:

My first Neighborhood meeting; you are only showing two of the four floors. Ground floor dining area plus three floors of apartments so how many.

JT:

There are 10 total units in the building including the penthouses on the 4th floor. The density is only 10 total units for the total project. They all have terraces and access to the green space on the 2nd floor. In our existing zoning district, there is no required on-site parking. We are keeping the parking.

Lisa Suarez:

Approximate square footage of the units is?

JT:

Between 1200-1400 square feet each, the penthouses are larger and we are still laying out hallways and public spaces, which alter those, numbers somewhat.

Lisa Suarez:

Anything smaller than that?

JT:

No.

N:

You don't have a 3rd or 4th floor plan.

JT:

For the purposes of this meeting, we thought that between the site plan and the second floor plan (showing the green deck) plus the street views, that neighbors would be able to understand our intentions well enough. Remember, we will come before you and the HDLC several more times if this building is constructed. Again, this meeting is specifically about a map change.

Alison Curry:

I live right next door. What would you do if they don't change the map?

JT:

We would then ask for a height waiver within the existing zoning. Everything we have designed is allowable within the existing HMC-1 zoning: the density, mixed use, open space ratio...all of these were determined not based on what we didn't have, but what we did have. But Troy and Nathan would like to see the river.

TS:
Until they build something next door.

Alison Curry:
But you will block my view of the river if you build this.

TS:
No, the tall part of the building doesn't start until the backside of our office.

JT:
There is nothing obstructing your current view. Look at the Franklin Avenue building. The building sets back.

Alison Curry:
To all the way to where the boats are parked? So those people would be able to look in our yard. Right.

TS:
It would be very unlikely that they could see into your yard because the balconies face Franklin Ave.

Jean Marquez:
Correct there are 12 units and commercial downstairs, right?

TS:
I have talked to a couple of potential tenants for the downstairs. I talked to District Donuts on Magazine Street, do you know those guys? And I talked to Buns on Banks; that guy has a cool little menu. I thought it would be cool to have an open kitchen thing.

N:
For pop ups?

TS:
If you look at the bottom floor; the business would be only one side of the ground floor.

N:
So there are less than two parking spaces per residential unit.

JT:
That is correct. Presently, there is no competition for parking in this neighborhood but that might change in the future.

TS:

The parking spaces will be built for the residents.

N:

Are you going to AirBnb your units?

Vanessa Parker:

I'm Nathan's daughter. As you heard my dad say, this will be a place for us to live. I can't afford to buy anything in this neighborhood and my dad's feelings for this place have made me want to live here.

TS:

There will be no Airbnb here.

Jean Marques:

There is a 5th level shown

JT:

What your seeing from the street is a shade structure for the pool deck.

Jean Marques:

Does that structure does not go higher than the stair house bulkhead?

JT:

It does not.

N:

Is that a private pool?

TS:

No, it is for the residents.

Allyson Curry:

When they were drilling the house next store there was heavy construction activity. I am very concerned about something this big vibrating my house during construction. The trucks really shook the house.

JT:

It's a really good point you bring up. I know that when you drive pilings anywhere near the Mississippi River, you need a special permit. It is my understanding that you have to vibrate those piling in, you can't drive them in. There are certain times of year that you can do this. I've worked with Jean Marques doing vibrational analysis along the Napoleon Ave. corridor where buildings were damaged by sheet pile driving. It is a significant issue for which mitigation measures are well documented. Loud and clear, good question. Troy and Nathan are licensed

commercial contractors, they will build this building and they are professionals. They will not farm out this project to the lowest bidder. They will do all the work.

Deborah Oppenheimer:

I live down the block. You've answered my question about the contractor, what would be the time frame?

JT:

The amendment process has received 30 applications as of last week. We have been told 8-12 months to pass the amendments. Then 3-5 months for a zoning change. Would I would love to do during this lag time is to work with the neighborhood associations and get all issues on the table and resolved. Troy and Nathan have site work to do: soil test, re-subdivision.

Deborah Oppenheimer:

I'm into the green thing. Are you going to be doing the LEEDS stuff?

JT:

Yes, there will be a solar component to the building. I have been designing buildings with venting skins, which remove heat before it enters the structure. We have a green deck to capture water and delay the runoff. Efficient AC systems and advanced glazing.

Deborah Oppenheimer:

And you're designing this like a railroad. I would like to see something less box car-ish. Where is the AC stuff?

JT:

If you look at the second floor plan (page 4), you will see the stairway closest to the parking lot; in that stairway you will see a mechanical space adjacent to the stair landings (with doors). These are the mechanical areas. The exterior of them is metal louvered, which serves to screen them visually and will detent the sound of the condensers. You can't see it in any of these views (which is a good thing).

Jeanne Marques:

Would it be in the back corner of the pool area?

JT:

It wouldn't go up that high. It would stop at the 4th floor.

Deborah Oppenheimer:

Would there be drainage issues?

JT:

Yes, we would have to do a storm water management plan to get the water underground and into the storm sewer system. The City requires that.

Scott King:

I am the owner of the Marigny Opera House. I favor the change, so, one vote. I like the design but it strikes me as a very good starting point. I spent 30 years living in a Deco Building in San Francisco that was built by the Mallard Brothers, it was 4 stories and had 12 units. Beautiful. I think the best thing you could hope for is a building built by contractors that they are going to live in.

NP:

Like Troy said, we are going to pour our hearts and souls into this building. My primary residence is in Covington; I'm going to live here. I want to ride out into the sunset on my deck, looking out at the river and this beautiful neighborhood.

Tim Curry:

These are going to be rental units or condos.

TS:

Rental units, not interested in selling. We will continue to have an office downstairs. We are going to relocate our warehouse probably to Metairie but we will keep our offices here. It is hard for us to deal with 35-foot trailers down here. It is hard for the neighborhood as well.

Deborah Oppenheimer:

Why do you have to go through the zoning change if everything is attainable in the existing zoning district you are in? I'm not clear on that.

JT:

As I mentioned, the future land use is residential and the City Planning people suggested that the best course of action was to align our future land use with the existing, or desired zoning. If we were to receive the HM-MU zoning, we would not be doing so to build a more intensive use building; it would not be done to take advantage of a higher floor area ratio. We are going for it to align the land use with the zoning and it carries a 55-foot height allowance. This is desirable.

Lisa Suarez:

So City Planning wants you to align the land use with the zoning; this is something they desire to do with the amendment process.

Mimi Dykes:

It is an inconsistency, which they created and have identified. So no matter what goes here, there is that conflict.

TS:

All except for that 40-foot restriction in the current zoning. That will make this an office building if we were to build it and not residential.

Lisa Suarez:

Its all part of the Riverfront overlay which allows 55' with the addition of another 25' if they go through the extra energy of doing what is required for that.

TS:

The gentleman that just left here is the owner of Doerr Furniture. He looked at it and said he didn't have to decide on anything. He has been approached but as of right now, he is not selling. That's a positive for us.

Ray Kern:

I own the den of Muses. You want to get a zoning of HM-MU right.

JT:

The way the City works if we were to ask for a zoning change to HM-MU, City Planning would reject it because that zoning is not in keeping with the residential future land use (and against the master plan). This site is tied to the entire block: Spain to Franklin and Chartres to Decatur. What we are asking for is to change the FLUM to include this site in the adjacent MU-HC future land use area. If the amendment to the map is granted and we then petition the City to rezone, we would then not be at odds with the master plan.

Ray Kern:

When you say master plan.

Mary Ann Hammett:

Master plan came first, CZO came after it. CZO must conform to the master plan, which has general uses of land: residential, commercial, industrial. Where zoning then tells you what exactly you can do on each parcel; so it's two different things. He's talking about changing the master plan.

Lisa Suarez:

The master plan is amended every 5 years and we are now in a master plan amendment period, which, they have extended the deadline to September 9th.

Mary Ann Hammett:

You can apply for zoning changes at any time; so this is it for the next 5 years...this is it.

JT:

So, this map change that does not give Troy and Nathan the zoning change that would be required for the HM-MU designation.

Ray Kern:

I'm sympathetic to your plight because I'm a warehouse in a residential district. But as I look at your first two images, your site is smack dab in the middle of a

residential neighborhood and I'm sure the City took that into consideration when they made the land use map.

JT:

I wouldn't be so presumptuous. As the owner of a split zoned property, it has been pointed out to me that many of these lines are arbitrary. These lines may in fact go back a long time. This doesn't read to me like anyone at City Planning understanding what is going on this block.

Ray Kern:

Like I said, I'm sympathetic. My warehouse was put in the same way. 12 parcels where houses were torn down and an imposing warehouse was built; which I still own. I have some issues with the design. This neighborhood dates back to the middle 1800's. One of the things that are important to me is that everything has a sense of scale and place; new buildings can look like they have always been here. This design doesn't quite fit: it is modular, futuristic. A lot of that might have been done because of the cost of construction.

JT:

I respect your point of view.

Ray Kern:

But you disagree with it.

JT:

I don't disagree with it. I think the building does look modular, it does look modern. I wouldn't say it looks out of place because I believe it to be an improvement to the freight warehouses that surround it. I wanted the building to absolutely relate to its surroundings on the street. To have a wrap around gallery that mirrors Jerry's building at the other end of the block. Recessing sections of the building that create shade (like New Orleans porches); this is vernacular thing. It does not look like a quintessential brick or wood frame structure I agree.

Ray Kern:

I understand and sympathize. I just believe it is possible to do something modern and blends in.

JT:

Please understand as well that this design is not completed as of yet. I could not resolve making this building look like something that has always been here. It doesn't fit on the site like that; the scale of it is different.

Ray Kern:

I am not asking for you make a building that looks like it was always here but something that has a sense of place; that doesn't stand out too garishly.

TS:

By looking at these images you can't get a sense of the materials.

JT:

We are getting a little bit ahead of ourselves here. There are plenty of opportunities to speak to all of these concerns.

Lisa Suarez:

I just wanted to be clear about some of the privileges with HM-MU; indeed height. I think with mixed use, you have more availability for alcohol outlets, for bars. Keeping scale of commercial with residential, especially along Franklin Ave., which we don't want to turn into the next Frenchmen Street; I think mixed use makes this more possible.

JT:

It does make that all possible. However, the design you are seeing is the design they want.

Lisa Suarez:

I am asking for more conversation about the privileges with mixed-use zoning. What kinds of protection does the neighborhood get if you get the privilege of an upgrade in zoning? Of course, if you're doing a residential development you don't want your residents to be living above a live music club; or next to a live music club. What's in it for us?

JT:

Increased tax base. New neighbors.

Lisa Suarez:

We have put a lot of time into the master plan and at no profit because we love our city as much as you profess to love our city.

JT:

I believe it would be great to deal with the rezoning and the map change at the same time; I'm not disrespecting the process.

Lisa Suarez:

If we were going to get behind you, then we want to have some integration

Mimi Dykes:

And to get some assurances.

TS:

As clear and honest as possible there are three scenarios: we can get the zoning changed and build this residential building and then relocate our warehouse

business, we can move our business here and then build a taller (40' office building) and intensify our industrial presence, or, we can sell it.

Lisa Suarez:

I want you to have the first thing. There have been so many knock down drag outs about these kinds of activities.

TS:

We have to relocate our business. We have 250 people and all of the equipment.

Lisa Suarez:

And I don't think the neighbors want that kind of activity; but your asking for mixed use.

N:

The size of the apartments are designed for families and I like that. Not for weekend warriors like Airbnb. So these are apartments where people can raise a family.

TS:

The lounge in the plan is for people to have a few friends over, have a glass of wine and watch TV.

N:

I am presently surprised to come in here and see this. I see your company is an LLC, are you the only two properties. Do you see that changing? I mean what else can we ask for, you're living here.

Bob Freilich:

You can protect the neighborhood from Airbnb because they are leased; you can put it in the lease that you cannot do an Airbnb in the space.

Legal Description

ONE CERTAIN LOT OF GROUND, together with all the buildings and improvements thereon, and all the rights, ways, privileges, servitudes and appurtenances thereunto belonging or in anywise appertaining, situated in the THIRD DISTRICT of the City of New Orleans. Parish of Orleans, State of Louisiana, in SQUARE NO. 14 which square is bounded by Franklin Avenue (late Almonaster Avenue) Chartres Street, Spain Street and Decatur Street. Said lot of ground is designated by the LOT NO.7 on a survey made by Gilbert & Kelly, Surveyors, as of May 6, 1942, recertified September 23, 1961, a print of which is annexed to an act before M.L. Dresner, Notary Public dated October 5, 1961, according to which said lot commences at a distance of 108 feet 0 inches 5 lines (Actual) (107 feet 10 inches 5 lines Title) from the corner of Decatur Street and Franklin Avenue and measures 27 feet 4 inches and 3 lines (Title 24 feet 4 inches 3 lines) front on Franklin Avenue, by a depth on the sideline nearer to Chartres Street of 127 feet 7 inches 4 lines, a width in the rear of 25 feet 10 inches 3 lines and a depth on the opposite sideline of 118 feet 8 inches 6 lines.

The improvements on said property bear the Municipal Nos. 514 FRANKLIN AVENUE

AND

ONE CERTAIN LOT OF GROUND, together with all the buildings and improvements thereon, and all the rights, ways, privileges, servitudes and appurtenances thereunto belonging or in anywise appertaining, situated in the THIRD DISTRICT of the City of New Orleans, Parish of Orleans, State of Louisiana, in SQUARE NO. 14, bounded by Franklin Avenue (late Almonaster Avenue), Chartres Street, Spain Street and Decatur Street, designated as LOT 22 on a survey made by Gilbert & Kelly, Surveyors, as of October 1, 1946, redated November 21, 1951 and November 15, 1958, a copy of which is annexed to an act before Edmund T. Wegener, Notary Public dated May 11, 1965, according to which said lot commences at a distance of 135 feet 5 inches (Actual) (135 feet 3 inches Title) from the corner of Decatur Street and Franklin Avenue and measures 23 feet 3 inches (Actual) (Title 23 feet 2 inches) front on Franklin Avenue, by a first depth on the sideline nearer to Chartres Street of 107 feet 10 inches, at which point it widens , on a line parallel with Franklin Avenue , 32 feet 5 inches by a second depth on a line running with Chartres Street of 65 feet 6 inches 1 line, with a width in the rear of 54 feet 4 inches 5 lines(actual) 54 feet 6 inches (Title) and a depth on the opposite sideline of 165 feet 9 inches 7 lines. Said lot is composed of part of former lots 49 and 50.

The improvements on said property bear the Municipal Nos. 520 FRANKLIN AVENUE

AND

TWO CERTAIN LOTS OF GROUND, together with all the buildings and improvements thereon, and all the rights, ways, privileges, servitudes and appurtenances thereunto belonging or in anywise appertaining, situated in the THIRD DISTRICT of the City of New Orleans, Parish of Orleans, State of Louisiana, in SQUARE NO. 14, bounded by Franklin Avenue (late Almonaster Avenue), Chartres Street, Spain Street and Decatur Street, designated as LOT NOS. 5 and 6, on a particular plan drawn by Joseph Pilie, Surveyor, dated March 10, 1840, deposited in the office of A. Mazureau, Notary Public, said two portions measure together 61 feet front on Decatur Street, by 102 feet in depth between equal and parallel lines, bounded in the rear by Lot 7 (designated on Assessment Rolls for the year 1937 as Lots 4 and 5). According to a plat of survey by F.G. Stewart, dated April 14, 1961, annexed to an act before Edwin F. Marx, Notary Public dated May 22, 1961. Said lots are designated as Nos. 5 and 6, have the same measurements as set forth above. Lot 5 commences at a distance of 22 feet 9 inches from the corner of Decatur Street and Franklin Avenue.

The improvements on said property bear the Municipal No. 2519 DECATUR STREET

AND

ONE CERTAIN LOT OF GROUND, together with all the buildings and improvements thereon, and all the rights, ways, privileges, servitudes and appurtenances thereunto belonging or in anywise appertaining, situated in the THIRD DISTRICT of the City of New Orleans, Parish of Orleans, State of Louisiana, in SQUARE NO. 14, bounded by Franklin Avenue (late Almonaster Avenue), Chartres Street, Spain Street and Decatur Street, said lot is designated as LOT 4 on a plan annexed to an act passed before Adolph Mazureau, Notary Public on the 6th day of June, 1840, said lot forms the corner of the corner of Decatur Street and Franklin Avenue and measures 22 feet 9 inches front on Decatur Street, 102 feet depth on the sideline which separates it from Lot 5, 107 feet 10 inches 5 lines (Title) 108 feet 0 inches 5 lines (Actual) on the opposite sideline and front on Franklin Avenue and 57 feet 8 inches 6 lines on the rear line, nearer to Chartres Street which separates it from Lot 7 according to a plan of survey by Gilbert, Kelly & Couturie, Surveyors, dated March 29, 1969 a copy of which is annexed to an act before Charles E. McHale, Jr. Notary Public dated May 1, 1969.

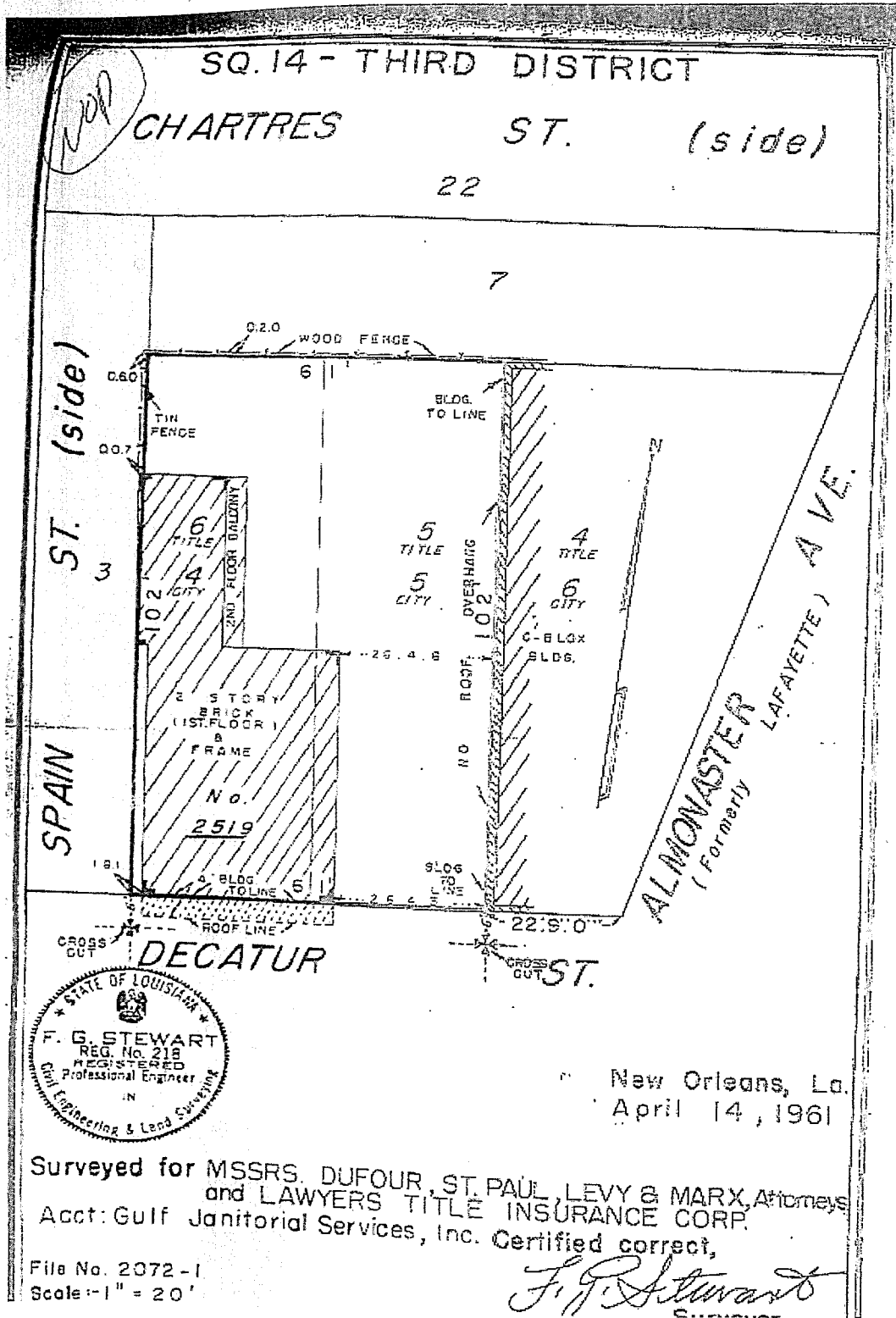
The improvements on said property bear the Municipal Nos. 500 FRANKLIN AVENUE

AND

ONE CERTAIN LOT OF GROUND, together with all the buildings and improvements thereon, and all the rights, ways, privileges, servitudes and appurtenances thereunto belonging or in anywise appertaining, situated in the THIRD DISTRICT of the City of New Orleans, Parish of Orleans, State of Louisiana, in SQUARE NO. 14, bounded by Franklin Avenue (late Almonaster Avenue), Chartres Street, Spain Street and Decatur Street, designated as LOT B, as shown on a survey dated March 19, 1915, by C. Uncas Lewis, D. S. annexed to an act before Robert Legier, Notary Public dated May 26, 1915, according to which said Lot B is the rear portion nearest to Chartres Street of the original Lot No. 50 and measures 34 feet 3 inches and 5 lines front on Almonaster, now Franklin Avenue, a width in the rear of 32 feet 5 inches in the rear by a depth on the sideline dividing it from Lot A of 107 feet 10 inches and a depth on the opposite sideline towards Chartres Street of 120 feet 5 inches. According to plan of Gilbert & Kelly, Surveyors, dated February 28, 1952, redated September 4, 1968 annexed to an act before Edwin F. Marx, Notary Public dated November 7, 1968, except said lot commences at a distance of 158 feet 8 inches from the corner of Decatur Street and Franklin Avenue.

The improvements on said property bear the Municipal Nos. 522-524 FRANKLIN AVENUE

Survey



514 Franklin

SQUARE NO. 14
THIRD DISTRICT

From 1008-646-1
10-6-61

MIL. DUBSHEV LIA
10-5-61

Sale
Date

1940-319

10-6-61

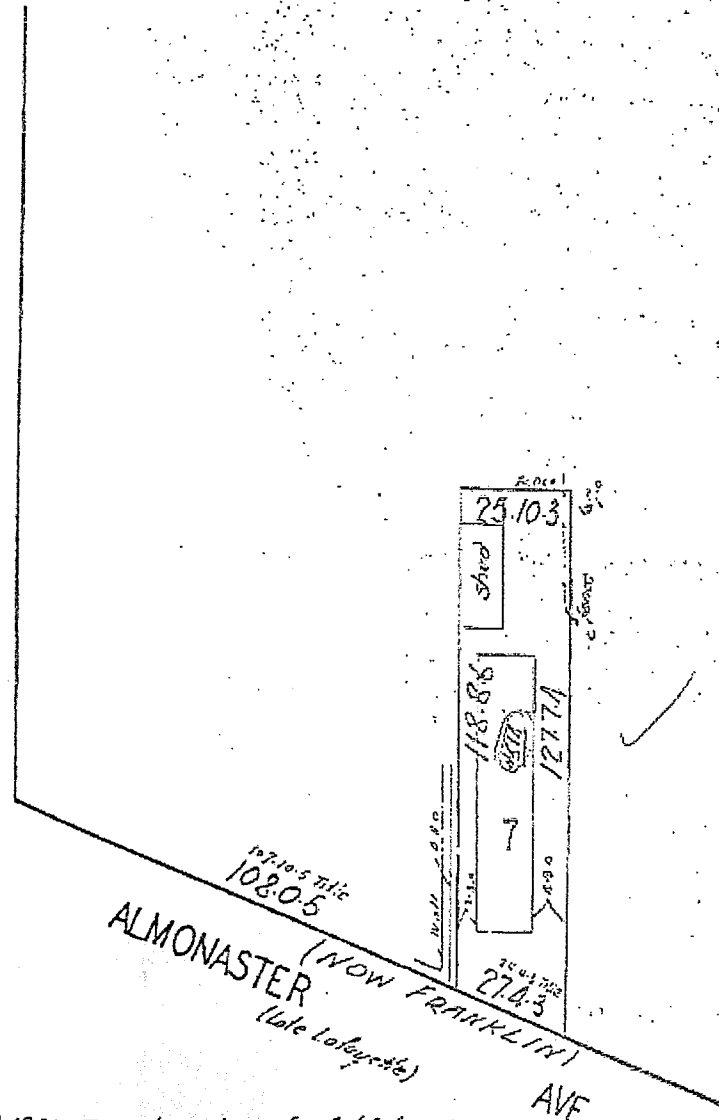
SPAIN ST. SIDE

ST.

DECATUR

ST. SIDE

CHARTRES



ALMONASTER (NOW FRANKLIN)
(late Lafayette)

AVE

Sept 23, 1961. Found as shown for Gulf Sanitorial Service, Inc. etc.
March 27, 1957. Found as shown for Richard J. Bartholomew, etc.
March 8, 1945. Found as shown. E.T.S.

New Orleans, La.

May 6, 1942

Survey certified correct. Made at the
request of Mr. & Mrs. L.H. Blonque

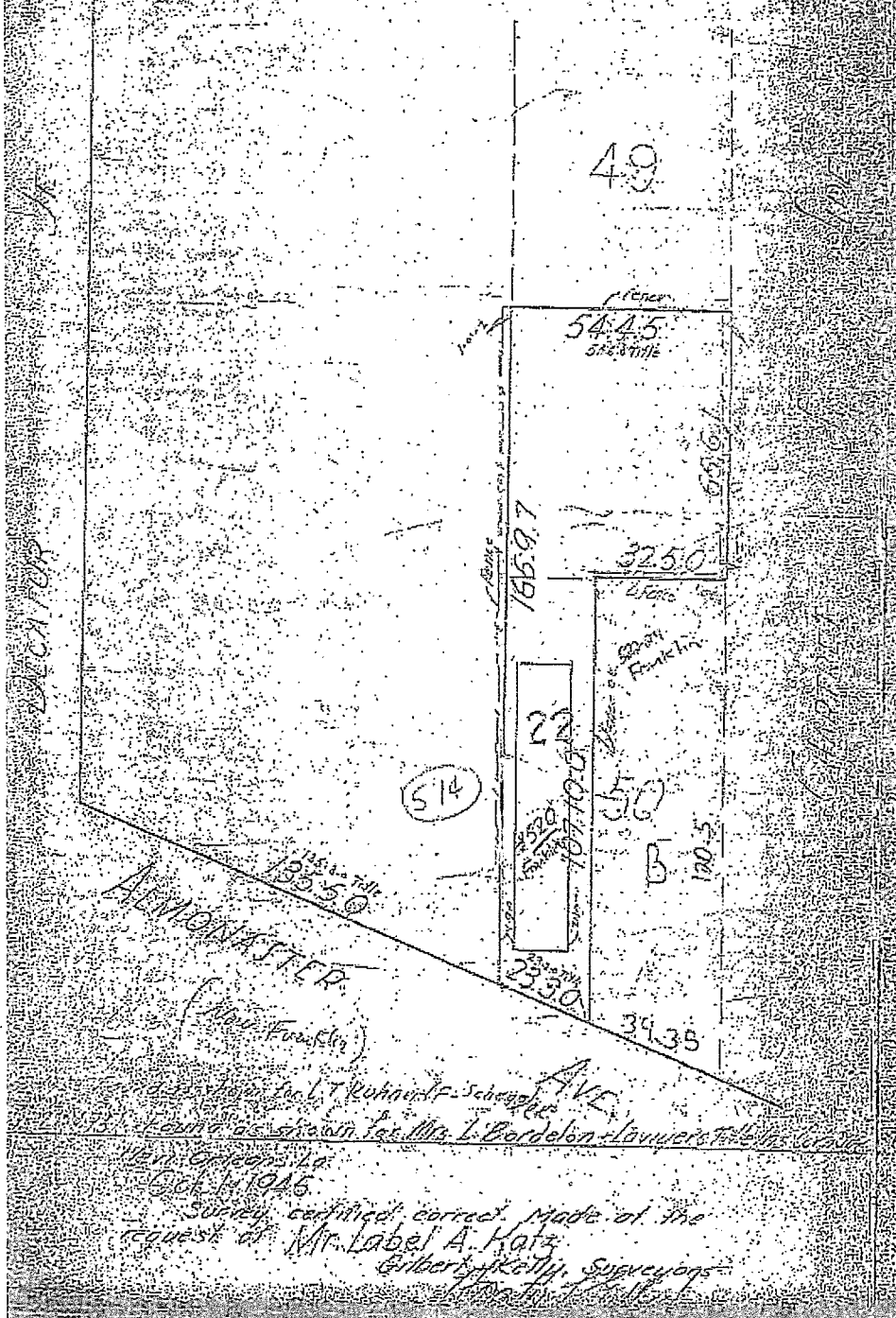
Gilbert & Kelly, Surveyors

Walter L. Tullitt

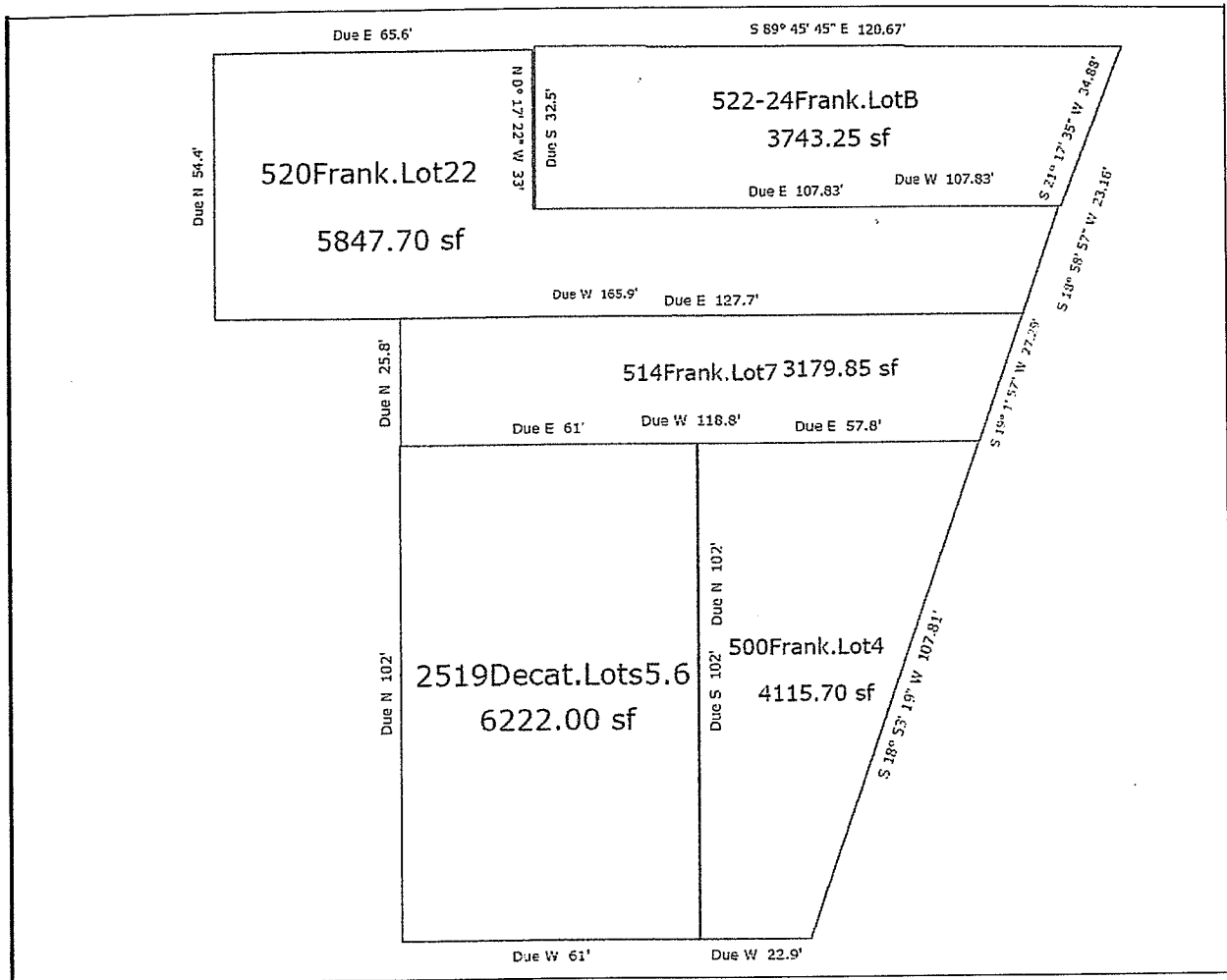
No 440 647 1681

Sp. N^o 14 520 Franklin
THIRD DISTRICT

SPAIN ST. SIDE



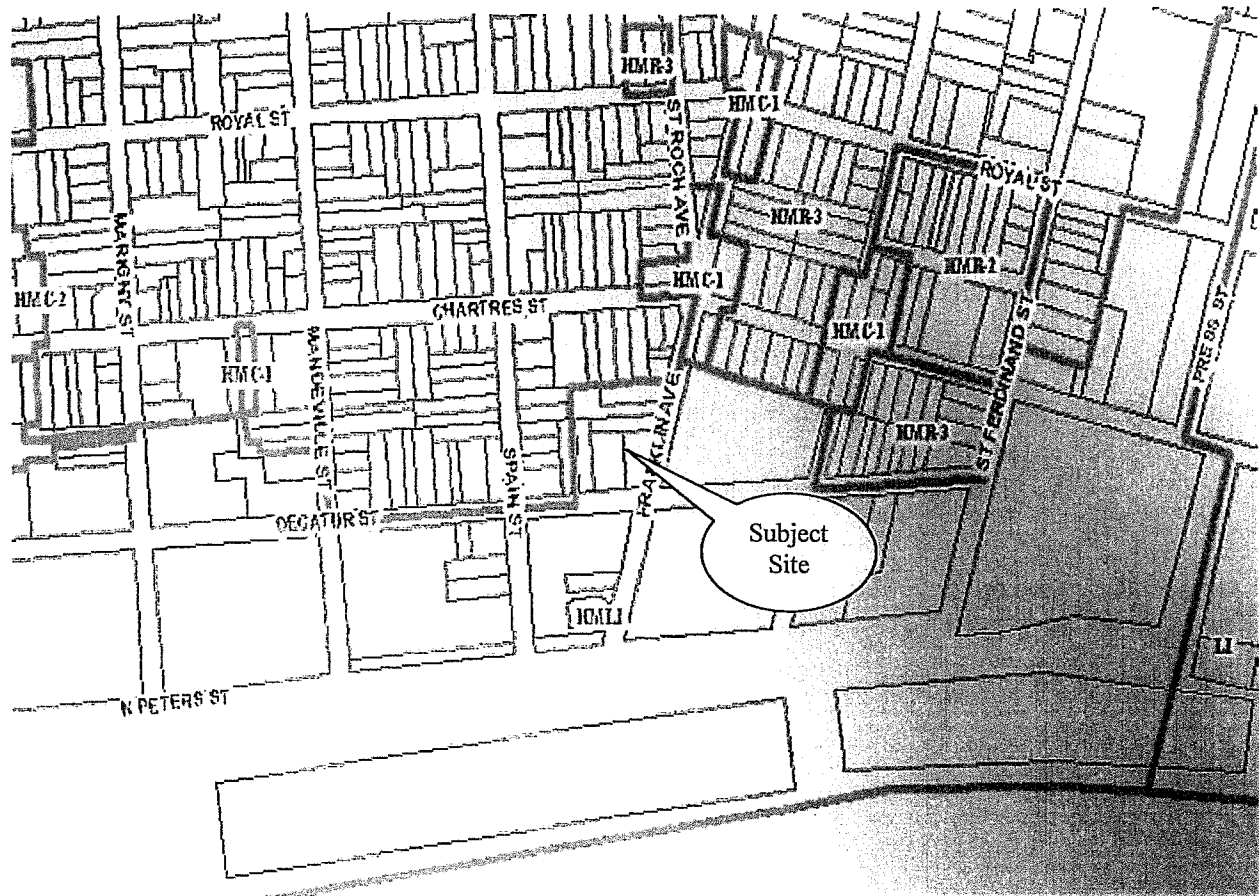
Site Sketch



Improvement Sketch

SUBJECT	Property Address 500 Franklin	State	Zip																																																																																					
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	Borrower																																																																																							
	Lender/Client																																																																																							
	Appraiser Name																																																																																							
IMPROVEMENTS SKETCH	<p>The sketch shows a building layout with two main areas: a Warehouse Area on the left and an Office Area on the right. The Warehouse Area is a large rectangle with a sloped bottom-left side. The Office Area is a smaller rectangle attached to the right side of the Warehouse Area. Dimensions are provided for various sides and angles.</p>																																																																																							
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Zoning Map



(http://www.sos.la.gov/Pages/default.aspx)
(http://www.sos.la.gov/Pages/default.aspx)



Jeff Landry
**SECRETARY
OF STATE**
JERRY LANDRY

(http://www.sos.la.gov/Pages/default.aspx)

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Name	Type	City	Status
PRIMMOZ ABS, L.L.C.	Limited Liability Company	NEW ORLEANS	Active

Previous Names

Business: PRIMMOZ ABS, L.L.C.

Charter Number: 40021958K

Registration Date: 10/8/2009

Domicile Address

514 FRANKLIN AVENUE
NEW ORLEANS, LA 70117

Mailing Address

C/O NATHAN PARKER
514 FRANKLIN AVENUE
NEW ORLEANS, LA 70117

Status

Status: Active

Annual Report Status: In Good Standing

File Date: 10/8/2009

Last Report Filed: 3/17/2016

Type: Limited Liability Company

Registered Agent(s)

Agent:	NATHAN PARKER
Address 1:	514 FRANKLIN AVENUE
City, State, Zip:	NEW ORLEANS, LA 70117
Appointment Date:	6/30/2011

Officer(s)	Additional Officers: No
------------	-------------------------

Officer:	NATHAN PARKER
Title:	Manager
Address 1:	514 FRANKLIN AVENUE
City, State, Zip:	NEW ORLEANS, LA 70117
Officer:	TROY STRAHAN
Title:	Member
Address 1:	514 FRANKLIN AVE.
City, State, Zip:	NEW ORLEANS, LA 70117

Amendments on File (1)

Description	Date
Domestic LLC Agent/Domicile Change	6/30/2011

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